Energy performance certificate (EPC)

! This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk
Telephone: 020 3829 0748

| 13, Lodore Avenue BRADFORD BD2 4JG | Energy rating E | This certificate expired on: | **10 March 2018** |
| | | Certificate number: | **8100-2694-3520-1096-9783** |

Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 11% of fixed outlets	Poor
Roof	Pitched, 0 mm loft insulation	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electricity	N/A

Primary energy use

The primary energy use for this property per year is 364 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£821.44 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £345.14 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2008** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2

This property produces	5165.0 tonnes of CO2
This property's potential production	2370.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 250 mm	Information unavailable	£158
2. Cavity wall insulation	Information unavailable	£161
3. Hot water cylinder insulation	Information unavailable	
4. Windows draught proofing	Information unavailable	
5. Low energy lighting for all fixed outlets	Information unavailable	£26
6. Cylinder thermostat recommendation	Information unavailable	
7. Heating controls recommendation	Information unavailable	
8. Heating system recommendation	Information unavailable	
9. Solar water heating	Information unavailable	£15
10. Double glazing recommendation	Information unavailable	
11. Solid wall insulation recommendation	Information unavailable	
12. Fuel change recommendation	Information unavailable	
13. Solar photovoltaics panels, 25% of roof area	Information unavailable	£41
14. Solar photovoltaics panels, 25% of roof area	Information unavailable	

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michel Jean Dearman
Telephone	01924 524824
Email	mjdbbr@ntlworld.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001661
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No assessor's declaration provided
Date of assessment	11 March 2008
Date of certificate	11 March 2008
Type of assessment	RdSAP